

## **DEVELOPMENT ADVISORY COMMITTEE MINUTES**

The Development Advisory Committee (DAC) met on August 5, 2015 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robin Wales	Department of Emergency Services
Len Walinski	Health Department
Daryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Sgt Mark Logsdon & Sgt Kevin Taylor	Sheriff's Office
Rich Zeller	State Highway Administration
Ron Marney	Planner, Development Review
Jennifer Wilson	Planner, Development Review

Also in attendance were:

Lou Schaffer, Frederick Ward & Associates  
Ted Jasinski, Frederick Ward & Associates  
Tyler Van Deusen, Thompson & Associates LLC  
Paul Foutz, Thompson & Associates LLC  
Dudley Campbell, Bay State Land Services  
Mitch Ensor, Bay State Land Services

Frank Smith	Dave Gordon
Betty Shepherd	Trudy Gordon
Ed Grimmell	Neil Schmidt
Earl Beall	Chad Gettier
Susan Beau	Bill Waters
Kellee Gordon	Chrissy Smith
Deborah Pacitti	Allen Nelson
Katie Borland	Louis Mangione
Ed Coatkins	Brandon Watkins
Raymond Martin	Linda Payne
Tim Stouffer	Linda Hopkins

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there were two plans on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

**JARRETTSVILLE TRUSS COMPANY**

Located on the north side of Harkins Rd (Route 136); west side of Linkous Road. Tax Map 9; Parcel 94. Fourth Election District. Council District D. Planner Ron.

Plan No. S15-055 Manufacture & storage of roof trusses; 4 acres; GI/AG.

Received 07/08/15 HL Rigdon, LLC/Jarrettsville Truss Company/FWA.

**Lou Schaffer with Frederick Ward & Associates presented the plan:**

I have been retained by Jarrettsville Truss Company to present this plan to DAC for them to move their operation from a site they have in Lancaster back to Harford County. They were previously a Harford County firm at one point in time, moved away, and now they want to come back. They are leasing one complete building and a portion of another building on the land of HL Rigdon, LLC. The building here are all existing and there is no proposed construction. The uses for these buildings this is a construction/storage/manufacturing facility which is allowed in a GI zone. A portion of the AG property here is zoned GI and it is essentially an 18 acres piece that is around the building here. The total property is 236 acres. Mr. Rigdon bought the property three years ago. He has done some improvements. One of the improvements was that he took this storage building and it is not shown quite right on the plan, when we did some field measurements for code review they found out that the building is actually 94 foot wide by 162. He will correct that plan on a new series and submit it to the County for review. They submitted a letter from their traffic consultant that is stating based on issues this is less than 250 trips per day. So a traffic impact study is not required. There are no improvements proposed within the site. The site does have a office & garage. There is a bathroom tank in there toward the south east corner there are three circles on the plan that is the septic tank and drain field is right below. There are no Harford County Health Department records to really accurately locate that but obviously they will do what they need to do to accommodate that. This building will be required to meet the 2015 building code. His architect is here today to explain how that will happen. Other than that there is really not much to the plan.

**Emergency Services - Robin Wales**

Lot 3 will be addressed #1410 Harkins Road (MD 136). This address will work if available, displayed properly and approved by planning and zoning.

The Department of Emergency Services is requesting the building be properly marked, displayed with 10-12" address numbers and letters or a size that can be clearly visible from Harkins Road (MD 136) or on a sign upon entering the establishment.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3 feet high, & at each driveway to indicate the proper lane of access for each property.

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Emergency Services must have a list of 3 (three) emergency contacts for notification, response, and securing purposes.

**Volunteer Fire and EMS – Robin Wales reported for Bill Snyder**

For all new buildings or altered buildings with an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box must be installed per NFPA 1, Part III, 3-6. They shall be keyed for the Norrisville Volunteer Fire Company: 410.452.8425

If there will be an access gate to the commercial-side of the property, it is recommended that a Knox Pad Lock be added for after-hours, fire department entry.

It is highly recommended that the pond in the northeast-side of the property be tapped with a dry-hydrant for fire protection purposes. If this is not feasible, an underground tank should be added for the same purpose.

Recommend that the individual buildings be labeled with signage in common terms such as, “Main Office” and “Storage Building”. This will enable fire/ems to quickly identify which building to report to after a 911 event.

**Health Department – Len Walinski reported for Julie Mackert**

The Harford County Health Department has reviewed the referenced Site Plan. The site is located on the north side of Harkins Road (Route 136); west side of Linkous Road. The plan proposes to manufacture and store roof trusses. The site will be serviced by a well and septic system.

At this time the plan as submitted cannot be approved. In order for the HCHD to complete its review, the following items must be completed.

1. Provide a written business plan. The plan must include hours and days of operation and number of employees.
2. Identify the well and On-site Sewage Disposal System (OSDS) on the site plan.
3. The existing OSDS must be pumped, inspected, and certified by a contractor, who has completed a course approved by the Maryland Department of the Environment (MDE) for the proper evaluation of on-site septic systems. The licensed septic contractor must submit a report of his findings to this office for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

Upon receipt of the above information, this office will update its comments. If you have any questions, please contact Julie Mackert at 410.877.2327

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**DPW – Engineering – Mike Rist**

The following comments are offered by the Division of Highways & Stormwater Management on the subdivision plan submitted: New Series Required – No

A standard sediment control plan and stormwater management plan shall be required if land disturbing activities exceed 5,000 square feet.

**Sheriff's Office – Sgt Logsdon & Sgt Taylor**

No comment.

**State Highway – Rich Zeller**

Thank you for the opportunity to review the site plan for the Jarrettsville Truss Company proposing to manufacture and store roof trusses at the above referenced location on MD 136 in Harford County. The State Highway Administration (SHA) has reviewed the plan and is pleased to respond:

**District 4 Access Management Comments:**

The SHA visited the site and has determined that with the low amount of traffic being generated by this development, and the low Average Daily Traffic (ADT) on MD 136 in this area (2150), the existing entrance on MD 136 was recently paved and is adequate to serve this use. No entrance or road improvements will be required at this time.

If there are any questions, please contact Mr. Richard Zeller at 410.229.2332, by using our toll free number (in Maryland only) at 1.866.998.0367 (x2332), or via email at [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us)

**Department of Planning and Zoning – Ron Marney**

A note shall be added stating that the property is subject to a Rural Legacy Easement and the deed of easement referenced.

This site is located within the Rural Legacy program.

1. The 100' Rural Legacy Stream Buffer as seen on plat 142-57 shall be shown around all hydraulic features on the Site Plan.
2. If buffers are lacking, they should be allowed to re-vegetate or be planted with native plants.
3. Parcel A as shown on plat 142-57 shall be shown on the Site Plan.

The current landscaping plan shows no plantings. A new series shall be submitted showing two (2) landscaping/shade trees for the parking areas.

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The site is mostly within a SSPRA/ESA. However, since there is no new impervious or site construction proposed, it will not be forwarded to DNR-Heritage for review.

Moe Davenport - We understand that there has recently been some construction on one of the buildings out there.

Lou Schaffer – We met with the Department of Inspections, Licensing & Permits the other day to go over what he would like from us to have the building certified and the proper calculations and plans submitted to them.

Moe Davenport - Please understand that all necessary permits must be applied.

Lou Schaffer - Yes, we will be taking care of that issue. The next thing we need to do is a set-up of permit drawings.

Moe Davenport – ok

Are there any other questions or comments from DAC members? There were no additional comments from the committee. At this time we will open the meeting for comments from the public.

**Public Comments: Verbatim Transcript**

Debbie Pacitti – Do you have the hours of operation, work employees, etc?

Lou Schaffer – I understand that it is less than 15 employees. I do not have the hours of operation. That will be provided to the Health Department & the Department of Planning & Zoning so that information will be available.

Kellee Gordon – We live, there are probably 8 of us in the room that live right behind the proposed site on Fawn Grove Road which is an offset from that. There are 8 homes in there. So we are very concerned about #1. The traffic, 250 deliveries right there on average you said.

Lou Schaffer – No, it's not. The code requires that if a business or residential development of any type generates more than 250 trips per day of traffic then you need to do a traffic study. Their consultant did an investigation and found that it would be less than 100 trips per day.

Kellee Gordon – 100 trips per day.

Lou Schaffer – I don't have the exact number.

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Debbie Pacitti – What we want to know is mainly the hours of operation? That is main reason I came here. How is that going to interfere? We live in such a rural area. The noise ordinance and everything involved in that. The safety of everyone around us.

Lou Schaffer – To my knowledge there is no noise ordinance in Harford County.

Sgt Logston – That is incorrect sir. It is 11 pm to 4 am.

Lou Schaffer – I was wondering that when I call and complain I never get anyone to come by and do something about it.

Sgt Logston – Because you did not know the law existed.

Kellee Gordon – How many days a week would this be?

Lou Schaffer – I'm sorry, I don't know anything about the operation. It is not something that I get into. I am strictly on a code review, making sure that the plan meets the requirements of Harford County's Department of Planning & Zoning as well as the other agencies in this room. Mr. Walinski said an operations business plan needs to be submitted through the Health Department and I will make sure that this gets done.

Kellee Gordon – Well we are against the plan. We don't want a business right at the end of our street. I mean it backs up right at the end of our community. It was a sheep farm. One of the reasons why we bought that property was because of the quietness and the rural nature and we don't want a business right there at the corner. David wants to say he lives right there, his property comes right off of it.

David Gordon – My home is depicted on the map on your plan there. It is the one on the top left corner. So, I'm very close. I've seen the building go up. It's not existing. I watched it being constructed. So did some of my other neighbors. It started last fall, was built through the winter and is still up until a few days ago was still being built. My concern is obviously for noise because I'm very close. This area here is very open, there are a few trees and sound travels ¼ mile very easily. You can hear someone with a lawn mower out there. The people working on the floor or finishing work down there you can hear it. It just echo's across the meadow. My question is and no one has answered it exactly what is the nature of the work? What's going to make the noise if there is noise? What are they going to be doing down there?

Lou Schaffer – I would suspect...

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David Gordon – Let me finish. And is the building going to be insulated for the noise? Are there going to be any restrictions to keeping the doors closed? What is going to be done and what will the business do to minimize the impact?

Lou Schaffer – The building is a lean-to building. The building was existing, what they did was raise the roof.

Public - No, no, no

Lou Schaffer – This is the information...

Public – Don't insult me, I watched the building being built.

Lou Schaffer – And that is fine sir because I was not there, I'm telling you what I'm told.

Public – It's not true.

Lou Schaffer – And that's fine.

Moe Davenport – Regardless they need permits for the building

Lou Schaffer – Yes.

David Gordon – Can we get back to my questions?

Lou Schaffer – As far as I know there will be a small radial saw and probably some type of a nailer and that is pretty much it. All they are building are roof trusses.

David Gordon – Is it going to be an operation where they are going to manufacture these on a continuous basis or an order basis or?

Lou Schaffer – It's on an order basis. I don't want to speculate what the time and how many days per week because I don't know and it really isn't something that I need to know as an engineer. But, like I said, I will make sure that Moe Davenport gets a copy of the business plan and he will I assume attach it to the DAC comments when we post it online.

David Gordon – Ok, because these are questions that concern us very much and depending on what the answer is it is going to depend what our responses are. If the impact is minimal well you will probably see a minimal response but if it is large you are going to see a lot of angry people.

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Lou Schaffer – I understand.

David Gordon – I looked at the plan and it indicated that the minimum number of parking spaces required was the maximum that might work on a shift. Which indicated 27.

Lou Schaffer – There are 27 parking spaces there, that is what we counted on site.

David Gordon – Ok, that is fine but the plan says that is what is required for the minimum number of workers per shift.

Lou Schaffer – Right, and as far as I know there will not even be 12 people there on any given day.

David Gordon – Is this operation going to be of the size of what is going on down in Jarrettsville at the Jarrettsville plant or is this going to be larger?

Lou Schaffer – It is probably going to be smaller.

David Gordon – Smaller, really, well that's positive. Back to the insulation and keeping the noise down is that something that the County can require?

Moe Davenport – No, let me clarify a couple of things. The property is zoned General Industrial (GI) which is the highest industrial classification. The uses that are permitted in general industrial, you can just drive to Perryman and Route 40 and see some of the type of business manufacturing. Just about anything can go there.

David Gordon – Is there anything we as a community can do to minimize the impact that the County can help us with, or do we have to pursue Civil?

Moe Davenport – Unfortunately, uses are driven by the zoning. And the zoning is industrial. So it's an oddity in the rural area that you are in. It's been zoned GI. I looked back, I've been here 24 years and it has been zoned GI and was M1 which is manufacturing with that. That is 20 plus years of General Industrial classification. We are looking at this based on the zoning and that is why we are here today because we don't accept any plans that aren't permitted under the zoning code. So, because it is zoned GI and this is manufacturing it is one of the permitted uses in the General Industrial classification. They are developing the site as a manufacturing facility. We don't have any rules on the hours of operation, the screening necessarily, the only thing the County has is the noise ordinance that the Sheriff's office mentioned. If they violate the noise ordinance that is an issue they would need to address.



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Sgt Lodsdon - Since it is zoned General Industrial, residential are the only ones that have to comply with the noise ordinance.

Moe Davenport – It is zoned General Industrial so there is no limit on the hours of operation or the noise.

David Gordon – So, then I don't mean to be sarcastic but what is the purpose of us being invited to this meeting?

Moe Davenport – To let you know that this operation is coming into your community.

Debbie Pacitti – So, it's going to de-value our real estate and our land. So, if we go to try and sell our house we have a factory behind our house. We spent hundreds of thousands of dollars to live here. Everything else is being handed hand and foot to people over and over again. We work our butts off, we save our money and buy what we buy and then someone can come in and put an industrial business right behind us. The whole point of building there is to avoid stuff like this and now we are getting this right in our backyard with no control. I mean no disrespect to you and I apologize for speaking out of context but this is where I'm at. I'm busting my butt and all I have is my house to show for it. And they are going to come in here and build a factory in my backyard and then everybody is supposed to be ok with this. Again, I apologize I mean no disrespect but this really upsets me. I don't want the noise. I don't want this. We try not to mow our yard when our neighbors are having a party. We make sure our area is quiet so they can have their gatherings. We can't do that with a factory that might be 15 people, that might be 3 shifts. They did not even come to the table with information on what they want to do for this. I think they owed us the respect of having that put together. They can do this behind our back for a year and build a building saying it was already built, when it wasn't, but they can't give us the respect of saying what their operation is going to be and how many people they want to have in this building. I'm sorry, I don't believe that. I think they know the information and they don't want to share it.

Moe Davenport – Debbie, they will provide that information to the Health Department and we will make that available to you.

David Gordon – Just one more thing I want to add and I'll make it quick. My other concern is what Jarrettsville Truss did down in Jarrettsville. They just kept expanding and expanding and expanding one more business after another. One more building after another. It's like a whole trailer park of buildings down there. Is that what they are planning?

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Lou Schaffer – No, if they were to do any of that they would have to go through Planning & Zoning again and get the proper building permits.

Debbie Pacitti – Which means nothing.

Lou Schaffer – The County controls tightly that type of business.

David Gordon – You would then because it is GI as long as they complied.

Moe Davenport – Right, it would be back here again. Now under these circumstances if they expand then there would be new impervious surfaces and they would need to do stormwater management just like any other development. But right now they are going into existing/previously developed areas. So there are limitations on what we can require.

David Gordon – Just one more quick thing. You spoke about the environment or health.

Len Walinski – Like a business plan, wells and septic.

David Gordon – And you covered that it seems very well. The only thing that I wanted to add is that in addition to the building not being what was reported the pond was filled in as well. The owner's wife told me they filled it in. They filled the pond in down there.

Moe Davenport – Ok, we will take a look at that.

Bill Waters – My question perhaps naïve has something to do with the proceedings that led to this point. I don't think anyone would argue that this is a typical zoning designation on this Maryland Scenic Byway. And I think this point was made by the Department of Transportation that which makes the case of so many people in this room; there is very limited traffic at this time. Of course there is a curve that happens to be in play and would probably present a dangerous point for people to slow down when these trucks are pulling out. I'm going to use my imagination and say that in all likelihood when an industrial zoning permit was issued in the 60's that there was a proposal for a sheep farm that just happened to be drawing sheep blood behind closed doors and was hardly a factory or industrial operation for all intense purposes. It was an agricultural operation that had this side benefit of using sheep's blood for research. So my guess is somebody sitting in your chair would have said that's not going to hurt anyone so here's the part in all likelihood where I'm naïve. Is it the wisdom of Harford County then that once a designation of zoning is issued that it is forever irrevocable? Taking us to a point in time when an area that has no such factory would be turned into an industrial area. When there is nothing anywhere close to that in this community.

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Moe Davenport – We look at the comprehensive rezoning every seven years on average. Since the 60's.

Bill Waters – I think you missed this one.

Moe Davenport – And, we go out like right now we are looking at the rezoning. We are looking at the Master Plan update on Harford NEXT. You can find it on our webpage. Now is the time and each time we have done this we have gone to the public and said this is the land use update. Of course, land use is not very exciting to most people. We struggle to get a lot of attendance and I understand. Unless we are building a manufacturing facility next to your home it's not as important. We try to get public participation into those programs and we encourage it. Now is the opportunity to say what you want, look at your communities, look at the Master Plan, look at the land use and then look at the zoning and give your recommendations to our department and your County Council representatives. The County Council approves the re-zoning of properties and typically it's up-zoning. But you can down-zone property. It has been done. So at those times when we look at the land use plan comprehensively it is an opportunity for citizens in the community to get together and look at those plans and give their comments and give their comments to their representatives, to the departments, to the county and say wow there is a B3 or a GI in the middle of Norrisville. Maybe it's not a good idea.

Bill Waters – Public officials should also use that judgement and not depend on the clamor from the community. There are signs on 136, MD Scenic Byway. Does it make any sense to build a factory on a MD Scenic Byway? Wouldn't a public official say you know that is a bit of a contradiction? We should look at that rather than waiting for the human cry from the community.

Moe Davenport – Point taken.

Bill Waters – Thank you.

Lawrence Borland - That zoning GI was nothing but a sheep farm. That zoning was made for the research. Why didn't the zoning die off with the research? This is a farm, in farmland, everything around there is farmland. This guy does whatever he wants. He forested some of his land without permits but by the time I got to the inspector and she tried to catch him they were already done. He has no respect for anything because if they took one tree down that they wanted to take down, that tree knocked three more of them down in the process which, they just left lying. This man does not care, he will expand, and expand, and expand. I'd like to know how we turn that zoning around because it should never have stayed GI? And, without that zoning the man can't do what he is trying to do. Expansion is the thing that I'm worried about because right now it is 4 acres. It is the only acres he can use right now. But because people sit at a desk and they don't know

everything that is going on, they will approve an expansion plan down the road in a couple of years after things die down. It's not right. Another thing I've done business with Jarrettsville Truss, it's a good company, they make a good product. One thing that nobody said anything about is these trusses that are built are oversized which means they have to have escorts again which this man does not run an escort with his trucks. If he can sneak them down from Lancaster he does because he did it on the project when I was doing business with him. He cuts corners and I don't like cutting corners. I hope you don't like cutting corners. I hope you guys don't like people doing whatever they want. I own 14 foot of road frontage bordering his property. So, I'm real close and I don't want to hear it. Because of this industrial zoning now they don't have to worry about noise ordinance. They can go and put 24 hour shifts if they want. I'm sure his intentions are to expand, because every good businessman has those intentions.

Moe Davenport – Obvious intentions, yes.

Lawrence Borland – My question is still what do we do?

Moe Davenport – Again, I talked about Harford NEXT it is our next look at the comprehensive master use plan and following that we will be looking at our comprehensive rezoning.

Lawrence Borland – When is this going to be happening?

Moe Davenport – It is happening right now. You can go online and give your comments on the NEXT webpage.

Lawrence Borland – When did it happen last?

Moe Davenport – 2009 or 2011

Citizen - Is online the only way to make comments?

Moe Davenport – You can write comments, the process and the contacts are there on our webpage. Following that we will do a comprehensive rezoning where you can talk to your County Council Representative.

Lawrence Borland - We also said if they have more employees, heck the Health Department says they don't even know how big they will be so all this is even more construction. The man has already been doing nothing but construction since he got there. He has been building buildings, adding onto buildings and he is basically saying this is a done deal. As far as I'm concerned he thinks it is a done deal. Is this a done deal?

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Moe Davenport – Well the property is zoned GI and it is permitted use. Now he has to follow the rules and we are here to make sure that happens.

Lawrence Borland – Your telling me that it's a done deal.

Moe Davenport – I'm telling you I cannot deny a manufacturing use on a GI property.

Lawrence Borland - My question is you guys are zoning correct?

Moe Davenport – Yes

Lawrence Borland - What do we have to do to get rid of that GI zoning? What can we do as citizens to turn it around?

Moe Davenport – The County Council approves comprehensive rezoning. You can petition your County Council to change the zoning the next time we go through comprehensive rezoning.

Lawrence Borland - And how long will that take because he will probably have this all done by then right?

Moe Davenport – Most likely. If it is 12 acres maybe it can go down to 4 acres. I don't know exactly how much property is GI zoned.

Lawrence Borland - If you don't know then how are you taking our information in if you don't have all the information.

Lou Schaffer – It is my understanding Moe that it is 18 acres.

Moe Davenport – 18 acres of GI zoned property on the overall tract.

Lawrence Borland - I heard it was only the 4 acres.

Moe Davenport – Well that is the GI zoning, he has 18 acres. This is only on 2 or 3 acres.

Ron Marney – Based on the plat it shows a 10 acre area. That is the parcel area I was asking him to delineate.

Moe Davenport – The total acres that are GI are 10 acres.

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Lawrence Borland - What is the 4 acres that are on my registered letter? What's that about?

Moe Davenport – 4 acres is the area in which the operation is going on. 4 of the 10 acres.

Lawrence Borland - Now, right, so he can expand on the other acres at will.

Moe Davenport – Well he would have to come back through the permits.

Lawrence Borland - And you will pass it all up.

Brandon Watkins – I am on Linkous Road as well. So, if the property is already zoned for this and it is going to take awhile to get it rezoned if possible. What is the likelihood if the business is already established?

Moe Davenport – If he has his permits and is operating legally and the zoning was changed it would be a non-conforming use.

Brandon Watkins - How often does that happen?

Moe Davenport – Not very often.

Ed Watkins – I represent the Norrisville Volunteer Fire Company along with me is the Chief of the Norrisville Fire Company. We have serious concerns as Mr. Snyder's letter addressed that Ms. Wales read in reference to the fire protection on the property. As these ladies and gentlemen have spoke that was a Beckon Dickenson Sheep Farm and we did not have to many concerns because they only had sheep at the farm. What occurs now is we take it from sheep farm and go to a lumber yard from a fire protection stand point. I don't live next to them but I am very sympathetic to the residents that live next to it but, I do represent the Norrisville Fire Company. We do not have the adequate fire flow to extinguish a lumber yard. There is a pond that is situated on a farm at the intersection of Harkins and Fawn Grove but it is not accessible to us. What I mean by not accessible to us is that it has a berm around it and we cannot get our four wheel drive vehicle in and get water from it to sustain the required fire flow for a lumber yard. Because that is what we are talking about they are going to haul raw lumber into here, mill it, air hammer it together and haul it out on large trucks. We at least want to go on record that we cannot provide the protection for that. Our question to you is can some type of stipulation be put in there that some type of all weather access to the pond as Mr. Synder's commented on the letter from the Harford County Volunteer Fire and EMS dictates. We would like to ask that that be a provision that if we can't force them that the Rigdon ownership voluntarily complies so that we can get our fire equipment

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in and get water from the pond and extinguish the fire because it is going to be a lumber yard. As you see right now watching the news out west is burning away and I'm not saying that we are the same geographically as out west but it is our responsibility to provide fire protection for all of the property owners on Linkous Road, Harkins Road and the northern end of the community. The fire company is very concerned about putting a lumber yard up there. Because we are not equipped and we don't have a pond. My question is can we or can you put a voluntarily agreement in there that an all access road and a drafting dry hydrant be installed for this project?

Lou Schaffer – We will certainly talk to the owner of the property and try to make that happen.

Ed Watkins – Because we cannot provide the fire protection and the Norrisville Fire Company wants to go on public record indicating that we cannot provide the necessary protection. I brought myself and the Fire Chief is in the corner to verify and express the seriousness of this. We are not talking about Riverside and Industrial. Bel Air Volunteer Fire Company has 7 fire engines we have 2. We are much lower staffed and have less equipment up north. We need all the help we can get. If I understand the proceedings to this point you can't really dictate anything to them.

Moe Davenport – Well they have to meet the fire marshal code.

Ed Watkins – There is no code that requires that I'll tell you right now.

Moe Davenport – I don't know whether they will need to have a sprinkler system or not.

Ed Watkins – Well that was my next question. Someone made comment that they were going to have to comply with the 2015 building code. Is that correct?

Moe Davenport – Correct

Ed Watkins – Does the 2015 building code require that these buildings be sprinklered?

Lou Schaffer – There are provisions such as a fire wall that can be installed to prevent sprinklers.

Ed Watkins – Well we just renovated our fire station and we had to totally sprinkler the existing building and the new.

Lou Schaffer – It depends. I'm not an architect.

Ed Watkins – But, your representing Frederick Ward & Associates.

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Lou Schaffer – What I will do is. Ted can you answer that.

Ted Jasinski – Yes, I can. Depending on what the construction type is and how big the building is dictates whether a sprinkler system is required or not. And in this case, we are right on the edge of the building requiring a sprinkler system from a size and area calculation.

Citizen - Was that before the roof was extended?

Ted Jasinski – The height of the building does not matter, it is the area of the building that counts and there are calculations in the code that we are required to go through. Once the DAC approval is received, if we receive it, then we will move onto the next step which is doing those calculations and applying for the building permit. But, there is also a parameter in the code that requires, this is a manufacturing facility which is deemed F1 by the building code. There is a parameter in there where you cannot build a fire area more than 12,000 square feet.

Citizen – What is defined as a fire area?

Ted Jasinski – Fire area is the size of an area that can be constructed without a sprinkler system. So, somewhere inside this building there is going to be a fire barrier created. Which is a wall. And, again we are working with Jarrettsville Truss to accommodate the location of that wall to make sure that we have the right sizes by code.

Ed Watkins - Is there anything else that we can do from a fire protection? Thank God, I don't live near this, but is there anything else we can do besides the letter from the Volunteer Fire and Ambulance Association which represents Norrisville. We feel very strongly to make an appearance here today being a local fire company and making the statement that we cannot adequately provide the fire flow requirement.

Moe Davenport – That is clearly understood by the committee here.

Ed Watkins - But the committee cannot do anything right Mr. Davenport?

Moe Davenport – Well, they must meet the national building code. And it is in their best interest to... #1, I don't know the disposition of the pond.

Citizen – Harkins and Fawn Grove.

Citizen – We are talking two ponds. We are talking about a pond on this property and an adjoining property.



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Ed Watkins – Mr. Martin’s pond. That is the closest water that the fire department has.

Moe Davenport – I need to find the disposition of the pond itself and the proximity to this facility.

Ed Watkins – And the owner is here.

Moe Davenport – It is in the best interest of the owner of the building that they provide the dry hydrant to this facility. I see no reason why they would not do that. In other instances they can provide holding tanks under the ground where there is no pond available. That is another opportunity. We will explore those opportunities. I can’t tell you which one they will choose.

Ed Watkins – Is it safe to say we will have a reliable water source for fire protection?

Lou Schaffer – All we can do is present it to the owner of the property and then of course work with the owner of the pond to get permission, obviously there are some legal agreements that would have to go along with that. But, we are going to make a strong recommendation to the owner. Even from an insurance prospective for this business it makes sense.

Ed Watkins – It does.

David Gordon – Can I ask one question? Can we depend then on the County to look at based on what the gentlemen from the fire company not just the plan submitted square footage but as the building is actually constructed that it complies with the code with respect to whether it is requiring sprinklers or not?

Lou Schaffer - Before the Jarrettsville Truss can even unlock the doors they have to get a U&O and that U&O is an inspection by the Department of Inspections, Licensing & Permits. As well as the Fire Marshall’s office and any other government agency that may be interested has to sign off on the U&O before they can operate that building as a business. So, the answer is yes, it will meet the code or they won’t be going in until it does.

David Gordon – My concern is the physical building that is there meets it not what’s drawn up.

Lou Schaffer – Yes, we met with the Director of DILP on Monday and we were told we need to provide all the structural calculations. We need to get a structural engineer out there to verify that it meets the code and if it doesn’t what needs to be done for it to meet the code.

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David Gordon – Good, because my concern is the area is farmed and a lot of the farming is hay, the hay dries out and if a fire starts down there and gets out of control it will very easily come right to our homes and catch our homes on fire. That is my concern.

Debbie Pacitti – I have another question. Right there at the intersection right past the sheep farm there is an intersection there and there is a good amount of car accidents because people speed through there. If someone is going a pretty good speed through that intersection which maybe is a 10<sup>th</sup> of a mile if that from that bend where you say you are going to be bringing the trucks out. Is there going to be someone there, when these trucks are coming out with these trusses, is there going to be someone there to stop the traffic before they even get anyone near these tractor trailers that are pulling out on 136? That is a pretty good bend. If you don't pay attention to what you are doing. I'm just asking a question are they going to have that accommodation there to protect the citizens going down 136?

Lou Schaffer – In all honesty, I doubt it.

Debbie Pacitti – It is a country road.

Lou Schaffer – It is a country road and as any of the roads where tractor trailers pulls out, we all know that you have to be diligent about what you are doing as a passenger car, as well as their operations. I would suspect that if they find that it becomes a difficult issue that they will look to do something to mitigate it. I can't promise that because I don't know.

Debbie Pacitti – Is that road even wide enough to pull a tractor trailer?

Citizens – No, no, no

Debbie Pacitti – A truck coming out of there with trusses that are oversized, I'm not exactly sure of the measurements or anything like that so I don't want to speak out of context. But, I'm thinking that if I see the truck going down the road with trusses hanging over the edge, how is it going to fit on 136 safely? 100 trips a day, the maybe, 100 trips per day. 100 trips a day, that is a lot of trips.

Citizen– That will double our traffic.

Lou Schaffer – Just to give you a context. Your home as a single family residence is rated at 11.85 trips per day, that is what the average person uses in their car. There is a criteria that they use to measure the number of trips per day.

Citizen - Does it measure the cars vs big tractor trailers?

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Lou Schaffer – Based on the use, townhouses are different than single family, apartments are different.

Lawrence Borland – We're not talking about houses.

Lou Schaffer - If you listen to the point that I'm trying to make sir. The fact is, what is generated, there are factors according to the American Institute of Transportation that assigns values to these.

Lawrence Borland – Play the numbers game. It's a statistics game.

Lou Schaffer – It is, this the society we are in. We are numbers people.

Lawrence Borland – This whole thing is a game.

Tim Stover – I live off of Fawn Grove Road. My concern is you keep talking about this building that they raised the roof. Apparently the County has not done due diligence on this project. That is a brand new building sitting back there. Not an existing building where they raised the roof. The 2<sup>nd</sup> thing the road, very low traveled road at times in the middle of the day. There is no way you are going to turn a tractor trailer safely into that driveway with a 12 foot truss sitting on it. It is going to kill somebody. We've had it 7/10's of a mile down the road. The noise is the small part. Look at the safety features of it. We are a small community back there and we work hard for what we have. He can put anything he wants on his agricultural ground. I'm trying to put up a 20 x 20' shed and the county won't let me do it. So, it does get a little aggravating, I think you guys need to do your homework a little more and actually see what is going on and not just let this man hand you dollars and say hey this is what I want because that is really the way it is looking. I understand that you are in his corner just because of that. That's the way that works. I don't think it's fair. The County needs to go out and look at the whole thing again.

Moe Davenport – Regardless of whether it was built yesterday or hasn't been built or it was twenty years ago. We are going to look at it the same way when we look at permits. It has to meet the building code.

Tim Stover – Like I said he is saying this is an existing building and is not a non-existing building. We got a pond and we fill the pond in and no one is seeing this. They are just listening to what this man tells them and that is all good.

Frank Smith – I live on Fawn Grove Road also. My farm back up to my property and I'm in that community. I drive 18 wheelers. I know what is going on. That driveway, I could not turn my 18 wheeler around in there. Is there provisions for a deceleration lane?

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Moe Davenport – Not at this time. We may need to re-evaluate that State Highways is here.

Rich Zeller, State Highways – With the circumstances that we are looking at right now, which is a scenic byway, there are only 2,000 trips a day on that road. The site itself only generates a certain number of trips. There is an entrance there now. But we could ask that they do a truck turning template to see, to determine exactly.

Debbie Pacitti – It's not wide enough.

Rich Zeller – That would let us know that.

Frank Smith – Where I live at the end of Bob's house. I can turn my 18 wheeler around in there. It may be tight but I still get it turned around. Another thing, if this business goes under what preservations are you putting up for another business to go in there and assume that. Would they have to do a whole new thing of getting permits to go in there? Another thing, since this is a truss company are they going to have treated trusses or are they going to treat them in the business? That also needs to be evaluated at and looked at. So, this won't contaminate our water supply.

Lou Schaffer – If there are any chemicals involved in their processing process they will be needing the proper permits from the Health Department. I don't believe they will be treating these trusses.

Frank Smith – Some of them are.

Lou Schaffer – Some are, but I don't know if they manufacturer those or not.

Frank Smith – Another thing, on the noise buffer. I looked at the place this morning. I think you should make them plant two rows of pines or Leland cypress around there to have a barrier for the noise. This would cut down a lot of it.

David Gordon – Am I understanding it right that when these trucks are going to be delivering materials or trusses leaving the plant. Are they actually going to have to stop traffic in both directions?

Lou Schaffer – No

Moe Davenport – I believe that is something that they will need to determine when they proceed with the nature of their operation.

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Debbie Pacitti – After the first accident.

Moe Davenport – Whether or not they will need to put an employee out there or not. Right now, there is no proposal to do this.

David Gordon – Because if it is required it will be an impact. A lot of us travel up and down there because we use the road. If we are going to drive that way and not plan to be stopped for 5 or 10 minutes while someone is pulling a truck in or out, it is going to affect our ability to be where we need to be.

Moe Davenport – We are going to ask for a Turning Template to see whether or not they can navigate on site.

Debbie Pacitti – I can tell you right now that there is no way that road is wide enough for a turn lane. I can't do measurements in my head but I can't see it.

Citizen – The bottom line is any tractor trailer cannot get in and out of there safely. No.

Lawrence Borland - We are trying to pro-active and you guys are being re-active. They are going to take care of everything after the fact if it's not right. We are trying to be pro-active telling you the problems that are going to come from this and we are trying to prevent this from happening. Because we don't want this to become another Edgewood industrial area.

Debbie Pacitti – That's why we pay what we pay.

Lawrence Borland – Do you want it in your backyard?

Moe Davenport – That's why you are hear, we are listening to you.

Lawrence Borland - I don't think you are listening to us, I really don't.

Moe Davenport – We are listening to you. I'm sorry if you don't feel that way.

Allen Nelson – I was born and raised in Norrisville and raise my four kids here. I live right in front of this place with my beautiful view of farmland. My concern isn't for Jarrettsville Truss Company it is for the 4 acres that are going to be zoned commercial and what happens after that. What my kids will have to grow up with. I'm a simple concrete man and make no money. I had to save up a lot of money to buy a house in this town. We have an elementary school a rec center and a small town mechanic. Not even a gas station in our town and you want to put up big buildings.

What is going to happen in 10 years – strip malls. None of us even heard anything about this. This building was just put up. What are you going to do about this building that is there that had to have a foundation made? You can't see that. How do you check it? How do you check any of the building that was built when it is already built? We build a shed in our back yard, nobody likes it and you make us tear it down and start over. And we had permits to do it. Are you just going to let this building fly because he has a lot of money? Is he just going to buy his way through this?

Moe Davenport – That is up to our Department of Inspections, Licensing & Permits.

Allen Nelson - As a concrete man I have plenty of inspectors that come to my jobs and they pay them off. Is that what is going to happen here? Will the inspector just sign off for him?

Lou Schaffer – I can tell you that and this comment has already been made. Our architect who will have to sign and seal these drawings for a building permit. He will not sign and seal these drawings if the foundation isn't up to code.

Allen Nelson – How do you know that?

Lawrence Borland – Is he going to go out there and check it? Is he!?

Lou Schaffer – Absolutely. He is, again, he is putting his reputation as well as his license on the line. No professional will go and just sign off on something for the heck of it.

Debbie Pacitti – It depends on how much money they get.

Lou Schaffer – Not in our business.

Tim Stouffer – This particular building. Was there a building permit even pulled for that building?

Moe Davenport – No, they never applied for a permit.

Tim Stouffer – Does farmland allow you to do what you want on your own land?

Moe Davenport – If you are Ag zoned.

Tim Stouffer – From what I am understanding, he put this building up there and did not have to pull a permit but now he is wanting to turn it around and make it a business. Where is the permit for the building?

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Lou Schaffer – This in here is GI zoned. That is general industrial. Everything around it is Ag. To answer your question to build that building he technically needed a permit.

Tim Stouffer - So where was the permit pulled through the County?

Debbie Pacitti - So how can he run a business on a building that does not have a permit?

Moe Davenport – Planning & Zoning will not approve a plan such as this without the proper permits.

Lawrence Borland – So your going to allow a permit after the fact.

Tim Stouffer – So in other words, I can build a building on my ground and then pull a permit. Legally. Legally, I can't do that.

Moe Davenport - No, I'm not saying this is legal. We are here to confirm that he does make it legal.

Tim Stouffer - It is kinda looking like this, here, pull me a permit.

Moe Davenport - I can't stop you from building something on your ground when I don't know it exists.

Tim Stouffer - But then you fine me, and fine me, and fine me and put me in the ground 6 ft under because I wanted to do something nice for myself.

Moe Davenport – Our job is to make you become in compliance.

Debbie Pacitti – Now wait a minute I have a question on what he is saying. We built a garage and we had to have the depth of the thing measured then the footers measured, then we had to have the concrete inspected. We had to have four inspections on a garage. How can you inspect the footers and the foundation and everything underneath if it's already built? And the drainage, we had to have that inspected too? And this is on a garage on our house.

Lou Schaffer – Ted do you want to address how this building will be inspected?

Ted Jasinski – We've been told that an engineer designed the super structure of the building. We are waiting for that information to come from our client to us so we can review that and have one

of our structural engineers review it. As far as the foundations go again we were given information, it may come down to doing some field excavations to verify what is there.

Citizen - They need to x-ray to make sure there is rebar down there.

Ted Jasinski – So that is what we are going to do. We have been put under contract after the building was constructed so we are coming in and we are doing an analysis of the building to make sure it meets all of the codes.

Chad Gettier – Where I live on Neal Road it is probably one of the most protected ag districts in the county. It always has been. I don't think anyone ever imagined that Baltimore Biologic or whoever had that old sheep farm had a GI zoning. That is a mute point at this point. What I'm getting at is if they are going to put this truss factory up there it is not only manufacturing but storage of truss. I saw Spencer's in Jarrettsville and it is an eye sore. It's a big lot with stone and gravel and weeds growing up between trusses that set there that were mis-ordered or whatever it was. Really is that what is going to happen up here. You don't have control over that. I don't think anybody does. But I think it realistically could become that way and like I say if they do move out who else is going to move in. It sets a precedence for other industry to move up to this protected area that we have in Harford County. Also the traffic, people have brought that up. The truss trailer is oversized and there is no way they can pull in or out of that place without going into the other lane. No one goes 50 on that road. It's more like 60 or 70. And, I believe it is a real potential for problems.

Neil Schmidt – I live on Harkins Road right near the farm. My question is based on some of the other comments. Is there a history of the original zoning of this property that there might be any insight into, that an exception was made in the zoning because of the type of work that was going to be done in this GI zone, that can now be a basis for it? I don't understand all the process. When you look at laws that are passed by our legislatures you go back in the legislative history and see what the discussions were and how they came to their decision to pass a law. Is there anything that exists related to this?

Moe Davenport – History has been touched on a little here. And, we did look at the history and it was a sheep science farm where they studied blood, I understand. And at some point in the 60's or 70's they determined that it was more an industrial classification than agricultural. So that is the history of how we got to where we are. Why, it was never changed back or why it could have been 5 acres or 3 acres or 10 acres, I don't know. I was not here then. As far as where we go from here. I briefly touched on it we have the Harford NEXT coming up and we will be looking at rezoning. We've looked at rezoning maybe 7 times since that time.



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Neil Schmidt - Like most people when I bought my property I never looked into what was sitting around me. So part of this was my fault. I did not know I was buying property next to a GI zone. So, I understand that and I understand that your hands are tied to a certain degree because you have to follow the law. And the law allows them to do certain things there if they meet certain requirements. I guess what you are saying is there isn't a legislative history where we can go back and read that says meetings or minutes from 1967 or whenever it was done.

Moe Davenport – They may be available but I'm simply going to reiterate what I have talked about. And I think recently it has never been re-visited. Whether it has been overlooked or not, it's just there hasn't been any stirring of the pot there because it has been a farm. You drive by it and it looks like a farm. It looks like a big farm and no one knows and no one cares until someone comes in and does some industrial manufacturing use on the property. And the citizens say what the heck. Why is this happening? So maybe that will spur some activity from the county or the department or the citizens from the neighborhood around there. But there is not much I can do about this, like you said. Other than make sure they comply with the codes that currently exist.

Lawrence Borland – What we are trying to do is spur this activity to remediate this problem. This is a problem to everybody here. Maybe not to you and definitely not to Rigdon because as far as he is concerned this is a done deal.

Moe Davenport – Understood.

Allen Nelson - I talked to John about this when I first bought that piece of property because he has all of those pastures and all in front of my house. I asked him if I could rent/lease 3 or 4 acres to put in a shed for my horses, my family is all barrel racers and he told me no. I don't have enough room for my cows now. Not enough pasture for his cows but he builds a truss company.

David Gordon – On that note, just so you are aware how this man treats the neighbors in our area. When my wife and I went up to look at the sign that was posted out front his wife met us and she offered to take us around his property and show what he was going to do. Which we thought was nice. Well he stopped the vehicle and approached it and when his wife told him who we were and what our concern was his answer was that if we didn't like what he was doing that he would nail plywood to the fence and paint sheep on it for us. You don't have to comment. This man is a very crude man and he doesn't care about his neighbors. And if that is his attitude now I don't see it getting better down the road.

Tim Stouffer - If you don't have to pull a permit on Ag ground and you can apparently do what you want. This man owns a farm in Jarrettsville. Why don't he put it there? Because he don't

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want to listen to the noise and have a headache. He has a farm in Betterton. Why don't he put it there?

Lou Schaffer – Because it does not have the zoning.

Tim Stouffer - Why do you need the zoning it's ag? So your saying as a farmer you cannot do certain things in a building that you just put up.

Moe Davenport – Let me clarify. If you are Ag zoned and Ag assessed and you are building an agricultural building you do not need a permit.

Tim Stouffer - Ok, I have four tractors sitting in my yard how do I get my property re-zoned Ag?

Moe Davenport – Well, are you Ag assessed. You have to be Ag assessed.

Tim Stouffer – No, I'm not right now.

Moe Davenport – Like I said, if you are Ag zoned and Ag assessed and you are building an agricultural building you do not need a permit.

Tim Stouffer - But, nobody will question what goes on in an agricultural building.

Debbie Pacitti - He built this building on an Agricultural area.

Moe Davenport – No, this building is zoned GI.

Tim Stouffer – I'm talking about Ag zoned property I put a building on, no one is going to question what I'm doing in that building because I'm zoned Ag.

Moe Davenport – If we have no reason to question it. No.

Lawrence Borland - That the way he started it. He's playing the system. He's playing you guys.

Tim Stouffer - That man can build barns over there bigger than my house and pack them full of hay and animals and all that and that is all good. I'm sure that is fine with everybody here. But we don't want the air hammers, possibly 3 shifts, we don't want the truss trucks and longer trucks coming in off of 136.

Moe Davenport – Understood

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Tim Stouffer - The bad part is that he has it there illegally. He did not have to pull a permit because it is GI, when he should have pulled a permit. But didn't. He's telling you that no that is an existing building and he just raised the roof. He did not.

Citizen - It's a brand new building, we watched it being built.

Debbie Pacitti – Yes, we did.

Tim Stouffer – The road assessment says that less than 2,000 cars a day. I get that. Those cars are 7 foot wide, there aren't 16 foot wide trusses coming through there. With six feet deep banks on each side of it. So now we are going to reassess it and put a deceleration lane there. That is what people really want to see there. You come down this nice scenic byway there and all of a sudden you have a deceleration lane. The County did not do their homework on this whole thing. And I think it was let slide through because the most of it is agricultural. If it's agricultural, keep it agricultural.

Katie Borland – I'm probably the youngest person in this room. We bought this house because its an agricultural area, it's quiet. I thought I would live there for the rest of my life and the rest of his life. And this really makes me reconsider it. Harford County has a problem with new families moving in. This is why. This is what people are afraid of happening. I'm sure you guys are all government officials, you probably went into that job because you wanted to help the people. Help the people. We are expressing our concerns. The fire department is expressing their concerns. Aren't you guys concerned about the traffic accidents that are going to happen because they are going to happen. If there is a fire all of those houses around there they are going to be gone. He's already telling you that they don't have the resources to help. So I hope you guys take this stuff into consideration because it really sounds like, like everyone says, it's a done deal, it's already going to happen. We are trying to show you guys that it should not happen. There are a lot of problems that are going to come of this. But, you guys seem ok with dealing with it later.

Debbie Pacitti – What I don't understand is if we are all supposed to do everything legal, how is this even an option if the beginning of this whole subject something is already illegal? It's already illegal and you are even contemplating it. How many fines is he getting for this building?

Moe Davenport – Our objective is to get him in compliance.

Debbie Pacitti – But you would make me come in and take this down.

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Moe Davenport – I would make you become in compliance. So whatever you needed to do to become in compliance with the laws we would make you do. And, that is what we are doing right now.

Debbie Pacitti – And here is my concern and what I'm about to say is so politically incorrect but really I don't care anymore. Where is he getting his employees from? And is he bringing some of his employees from the farm that he has already? And are all of these employees legal? I want to know are they actually going to be legal because if they are not legal citizens of the United States of America I don't want them in my backyard. I'm sorry, what I just said so was politically incorrect but.

David Gordon – Just one more thing I wanted to point out in regards to the fire issue. I do believe that Jarrettsville Truss is planning on not just manufacturing the trusses but storing them on his property as well. Depending on how many trusses they are going to store there it is going to impact the fire department's ability to put out a fire.

Tim Stouffer – That little pond that they are talking about. I don't believe there would be enough water in that pond to put out a big fire. That is not a big pond

Moe Davenport – Alright.

Tim Stouffer – The solution for you guys would be to make him build another pond which is going to regrade the whole property which is going to create run-off. I already have extra run-off problem coming down my road now and washing out the left side of my road since he's been building these buildings.

Citizen – The County will fix that.

Earl Beall - As far as our County Councilman what can they do for us? Can he shut it down? Can he stop it?

Moe Davenport – No, not really. Only looking at the future for any comprehensive rezoning they are the one's that will approve the comp rezoning.

Citizen– At least if we can't stop it can we at least make it so there is a 30 foot tree buffer around the whole property so none of us have to look at this. I don't want to see it. I don't want to ever look at it.

Moe Davenport – We can suggest it but there is no code requirement.

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Citizen – He has plenty of money to do it.

Brandon Watkins – Question for the gentlemen from State Highways. Does the Rigdon's own that road? Does the Rigdon Farm physically own that part of 136?

Rich Zeller – It's a State Road with a 40 foot right of way we own 20 feet from the center line.

Katie Borland – What was the purpose of this meeting?

Moe Davenport – The purpose of this meeting was to notify the community of the proposal and for the DAC committee to give their questions and comments to me and I then report to the Director of Planning & Zoning and we will move forward with preparing a Site Plan Approval. The Site Plan Approval gives the conditions or approval for the project and they may stipulate the requirements to code and then they can move forward from that point.

Katie Borland – Are we going to be able to be involved in any more of this process or is this it?

Moe Davenport – You can contact myself or Ron Marney, he is the planner for the project. He can help you with any questions as the project moves along. You can meet with us any time Katie.

Bill Waters – Is there anything within your offices that would encourage you to put this project on hold for further study and further consideration of the impact to the community? Is there a precedent for that. Have you done it before?

Moe Davenport – Only if they fail to comply with what we require at this point in time.

Bill Waters - I guess I don't understand why the community impact isn't taken into consideration. And you did explain that you do have a comprehensive zoning process. Why don't you look at something like this in terms of the obvious repercussions that you are hearing now in advance when you still have the authority to make recommendations and slow the process down. I obviously don't understand that.

Moe Davenport - The rights are given with the zoning. So, I assume you are agriculturally zoned which means you have certain rights. To build a house, to build sheds and so forth. I have no authority to deny you your rights as a property owner to build what is permitted by law and given to you by that zoning category. The same as I do here. I do have a responsibility that you build your house according to the law, to obtain proper permits and that you comply with all applicable regulations in the Ag Zoning and the same goes with GI zoning or B3 or R1 zoning. The time at

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which to consider the impact is when it is zoned or re-zoned. Unfortunately this was zoned in past history which leads us to where we are today. We are here to listen to you regardless of what your thoughts are. We do consider the situation, circumstances and the adjacent properties and the community, water resources, and our health, the water supply, the septic systems to make sure they are functioning properly. We look at stormwater run-off and sediment erosion control. All of us here have responsibilities and we take that very seriously. We hear what you have to say and we are going to look at State Highways and the turn movements there. We will ask that they provide landscaping although it is not required in the GI. We work with Lou Schaffer and have been working with him for 20 years. We try to get the best products that we can and meet as many of the concerns as possible. Outside of stopping someone from doing what they are permitted to do, if they choose to comply. I have no authority.

Bill Waters – Is there nothing in the department that looks at an anomaly such as this GI zoning and recommend that it be changed in advance of this terrible dilemma?

Moe Davenport – Well we certainly recognize the unique circumstances. It is unusual for us. Look at Madonna, it was zoned B3 in the 60's and the people flipped out when the High's came up there. Saying how in the heck are you going to build a High's.

Citizen – That is not a good analogy.

Moe Davenport – At the time, it was a big deal. So we try to make sure that it fits in with the community and that it was safe and that it met with all regulations in the B3.

Citizen – Why can't we stop this?

Citizen – Rules are changed all the time. They are always changing laws and regulations. We want to know what we can do to get that GI zoning changed. Do we have to get a legal injunction; do we have to hire lawyers? Can we get a stop work of some sort? What can we do to slow it down?

Moe Davenport – Assuming we approve the plan. You then have the right to appeal the plan to circuit court.

Citizen – I'm trying to do it before you approve the plan.

Moe Davenport – I don't know of anything.

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Citizen – So you already approved the plan in your mind the way I see it. In the past I'm sure this has come up.

Moe Davenport – The only thing you can do is purchase the property. If you purchase the property, you can determine what you can do with it.

Citizen – That's a smart ass answer.

Citizen – That's not true.

Moe Davenport – It is true.

Tim Stouffer - I purchased my piece of ground and your telling me I can't do what I want to do on it.

Moe Davenport – I'm telling you, you can do what the law permits you to do.

Tim Stouffer - The law permits me to do it but you don't want me to.

Moe Davenport – If you comply with the regulations.

Tim Stouffer - The law says that you should obtain a building permit before you build. This gentleman didn't. That building is on the GI zoned piece of property.

Citizen –So what are you doing about it?

Moe Davenport – That is up to the Department of Inspections, Licensing & Permits.

Citizen – Are you going to report that to them?

Moe Davenport – They already have, they met with them last Friday to come into compliance.

Tim Stouffer - So, the bottom line is if you have enough money, you just do it and you pay the penalty later and it's all ok.

Citizen – That's the way it works.

Ed Grimmel – owner/operator of Grimmel Farms. Just a little information. I also own ground in York County. Over 900 acres in Ag Preservation. Zoning of the property is an issue. Wasn't it in

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Delta when they built the power plant, zoned industrial, they built one power plant and now they have built a 2<sup>nd</sup> one now. It is zoned industrial. I hate to say you rain on your parade but you are almost fighting a losing battle to get anything down-graded with zoning. If you had a building lot next to you for your children you wouldn't want someone to take your building lot away from you. I'm just stating comments from my experiences in the County, any county, Pennsylvania, Maryland, State. Getting down-graded zoning, no one wants to get down-graded zoning. My realtor has always told me and has done this for me before I bought property, do your homework. Look around and see what is zoned. My realtor has done it for me before I purchased farms in PA and Maryland. Circle your property to see what is zoned. This is just a little information for everybody in the room. I'm not talking about this property, but maybe the next property you are interested in. Have your realtor do a little homework and see how it is zoned. I've done it and my realtor has done it for me. With technology now a days, get on a keyboard. If you know how to pull it up. My comments were not about this property. Just for the people sitting in these chairs.

David Gordon – Just one more. I need clarification on the noise. Since this is zoned GI are they allowed to make noise 24 hours a day or is it from the 11-4.

Sgt Logsdon – Sgt Taylor corrected me. It is actually 11-6. For residential noise ordinance we actually have a meter that read it. So, between 11-6 you are not supposed to go over so many decibels. In a zoned Agricultural that does not apply.

David Gordon – Tell me what applies to GI then not residential.

Sgt Taylor – If I'm on your property and I have this meter and it reads above a certain level. You can file charges against them. But it has to be on your property.

David Gordon – So that if I measured the sound level on my property and it meets the threshold.

Sgt Taylor – Yes, charges can be filed.

David Gordon – It does not matter if the noise is from a GI zone.

Sgt Taylor – Correct

David Gordon – So he can't emanate that noise onto a residential property.

Sgt Taylor – Correct



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David Gordon – Can you give me a bar that I can use for my own reference? Is it the sound of an air compressor or saw?

Sgt Taylor – If you want I can give you my card and I can come out to your property with a meter and test it.

Sgt Logdson – Sometime down the road if there is noise and it can be metered by us you can press charges on anyone.

Katie Borland – When I asked the purpose of this meeting you said you guys were going to be given a proposal. It is my understanding that a proposal can be agreed upon or not.

Moe Davenport – We are going to give a Site Plan Approval and they have to counter sign it. We will draft a site plan approval. So once we find all of the conditions of approval we put them in a Site Plan Approval letter and we sign it and the owners have to counter sign it. We are going to take a 5 minute break before proceeding with the next item on the agenda. If anyone has any questions or if you feel the need to contact myself or Ron on the process you can.

**LAND OF MORAN**

Located on the west side of Federal Hill Rd (Route 165); north of West Jarrettsville Rd. Tax Map 32; Parcel 188. Fourth Election District. Council District D. Planner Ron.

Plan No. S15-056 Convert residence to professional services; 0.796 acres; VB.

Received 07-08-15 Donald & Nancy Moran/Paul Foutz/Thompson & Associates LLC.

**Tyler Van Deusen with Thompson & Associates presented the plan:**

The plan is a residential building changing to professional services. It will be a chiropractors office. The building is currently existing. We plan to submit a State Highway Administration plan before installing the State Highway entrance based on the conditions. The property is zoned VB. We plan to stay under 5,000 sq ft disturbance in terms of Stormwater Management purposes. The only proposed conditions are adding a few more parking spots and it will be kept under 5,000 square feet.

Moe Davenport – Tyler, are you familiar with the plan we approved here before?

Tyler Van Deusen - No, he is not familiar with that.

Ron Marney – We did approve a plan in November 2011. Which was the same use, same design and the same plan.

### **Emergency Services - Robin Wales**

The Department of Emergency Services is requesting the building be property marked, display 8” – 10” address numbers and letters or a size that can be clearly visible from Federal Hill Road (MD 165) or on a sign upon entering the driveway.

Emergency Services must have a list of 3 (three) emergency contacts for notification, response and securing purposes.

### **Volunteer Fire and EMS – Robin Wales reported for Bill Snyder**

No Comments.

### **Health Department – Len Walinski reported for Julie Mackert**

The Harford County Health Department has reviewed and approved the referenced Site Plan. The site is located on the east side of Federal Hill Road Route 165), north of West Jarrettsville Road. The plan proposes to convert an existing residence for Professional Service. The site will be serviced by a well and septic system.

Soil percolation tests were conducted on the site April 23, 1999. The results of the percolation test were satisfactory.

Prior to release of the Use and Occupancy Permit, the following items must be completed.

1. The existing well must be tested for bacteria, nitrates, turbidity, sand and volatile organic compounds (VOC) in accordance with the Environmental Protection Agency’s (EPA) protocol 524.2 at the owner/developer’s expense to determine if groundwater has been impacted. The results must be forwarded to the Health Department for review. Depending on the test results, remediation measures must be taken as determined by the approving authority. This may include installation of treatment equipment, disclosure documents, and groundwater remediation.
2. Complete a Population Survey Form. Contact John Resline 410.877.2325 in our Water Quality Division to determine if this will be considered a Public Water System.
3. The existing on-site disposal system must be pumped, inspected, and certified by a contractor, who has completed a course approved by the Maryland Department of the Environment (MDE) for the proper evaluation of on-site septic systems. The licensed septic contractor must submit a report of his findings to our office for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

4. Facilities that generate medical waste require that the facility chose a licensed medical waste hauler with an Environmental Protection Agency (EPA) identification number for that particular facility. Please submit a copy of the contract to our office. You may fax or email the information to 443.643.0334 or [Julie.Mackert@maryland.gov](mailto:Julie.Mackert@maryland.gov)
5. Facilities that conduct X-rays are required by Maryland Department of the Environment (MDE) Air and Radiation Management Administration to be registered. If there are any questions regarding this registration the facility should contact Paulette Earley of the Radiological Health Program at 410.537.3193. Please remit a copy of the registration to our office. You may fax or email the information to 443.643.0334 or [Julie.Mackert@maryland.gov](mailto:Julie.Mackert@maryland.gov)

**DPW – Engineering – Mike Rist**

The following comments are offered by the Division of Highways & Stormwater Management on the subdivision plan submitted: New Series Required – NO

A standard sediment control plan and stormwater management plan shall be required if land disturbing activities exceed 5,000 square feet.

**Sheriff's Office – Sgt Logsdon & Sgt Taylor**

As long as the address is displayed properly for first responders I have no other comments.

**State Highway – Rich Zeller**

Thank you for the opportunity to review the site plan for the proposed development on the Land of Moran on MD 165 in Harford County. The State Highway Administration (SHA) has reviewed the plan and is pleased to respond:

District 4 access Management Comments:

An access permit will be required to construct the proposed commercial entrance to this site on MD 165. The following criteria and details will apply and must be reflected on future plan submittals:

1. The 25' entrance width is acceptable.
2. The proposed curb & gutter within SHA right-of-way must be labeled SHA 8" Type 'A' curb & gutter (MD 620.02). The curb & gutter should tie-in to the existing curb & gutter to the south. A 4' nose down should be provided after a 10' tangent section of curb & gutter is added to the norther radius.
3. The following SHA full depth pavement section must be utilized for the entrance construction and noted on the plans:

2" Hot Mix Asphalt Superpave 12.5mm for Surface, PG 64-22, Level 2

6" Hot Mix Asphalt Superpave 19.0 mm for Base, PG 64-22, Level 2 (2-3" lifts)

12" Base Course using Graded Aggregate (2-6" lifts)

4. The area that will utilize this SHA pavement section must be shaded or hatched on the plan from the edge of the existing shoulder to the radius returns within the entrance.

The following links are provided to aid the design engineer in preparing the revised plans:

1. The Access Management Division Plan Review Checklist needs to be utilized in drafting the SHA improvement plans. The checklist can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, Plan Submittal Checklist. Please include a copy of the completed checklist with each submittal. The checklist can also be accessed directly at <http://www.roads.maryland.gov/ohd2/Plan-check-list.pdf>.
2. The SHA Access Manual can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, State Highway Access Manual. The policy can also be accessed directly at <http://www.roads.maryland.gov/Index.aspx?PageID=393>.
3. The SHA Business Standards and Specifications, which include many of the standards, specifications, and other information that projects should follow for the plans, related to a development and access permit project design and construction. This information can be accessed directly at <http://www.roads.maryland.gov/Index.aspx?PageID=689&d=5>

Further plan submittals should reflect the above comments. Please submit six (6) sets of revised plans, a CD containing the plans and supporting documentation in PDF format, as well as a point-by-point response to reflect the comments noted above directly to Mr. David Peake at 320 West Warren Road, Hunt Valley, MD 21030, attention of Mr. Richard Zeller. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions or require additional information please contact Mr. Richard Zeller at 410.229.2332, by using our toll free number (in Maryland only) at 1.866.998.0367 (x2332) or via email at [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us)

#### **Department of Planning and Zoning – Ron Marney**

A waiver is required for each specimen tree that is requested to be removed.

The site is located within a SSPRA, a letter has been sent to DNR – Heritage requesting comment.

This property is located adjacent to Green Infrastructure, which is a mapped network of natural hubs and corridors through which wildlife and other biological processes are maintained. This particular project is located adjacent to a corridor, therefore, impervious surfaces should be limited

to the maximum extent practicable, and storm water management facilities should be designed to maximize infiltration rates. If the on-site soil types preclude infiltration, then stormwater management facilities should be designed to best slow down runoff and filter it with native vegetation.

The site is located within a Tier II watershed.

**Public Comments:**

There were no comments.

**LORIEN – FOREST HILL**

Located on the west side of Rock Spring Rd (Route 24); north of Osborne Parkway. Tax Map 40; Parcel 48; Third Election District. Council District C. Planner Jennifer.

Plan No. S15-057 Construct skilled care facility/nursing home/urgent care; 5.38 acres; B2

Received 07-08-15 2000 Rock Spring Rd LLC/Music Fair Rd Ltd Ptn/  
Bay State Land Services

**Dudley Campbell with Bay State Land Services presented the plan.**

Good Morning Chairman Davenport, Members of DAC and citizens of Harford County for the record my name is Dudley Campbell with Bay State Land Services. With me today is my partner Mr. Mitch Ensor. Considering the pre-activity I will try and keep my comments as brief as possible.

This property is addressed 2000 Rock Spring Road. The contractual purchaser is Music Fair Limited Partnership they are the individual/entity that runs many of the Lorien's that are located throughout Harford County. They already have a reputation and a presence here in Harford County. Again, it is identified on the Tax Map 40 as parcel number 48. The current zoning of the property is B2. It is to be serviced by public water and sewer. Water is located running parallel at MD Route 24, sewer is running through the rear of the property. To give you a better frame of it the property lies on the south side of Rock Spring Road across from Maurice Drive which is also a commercial entity. To the east of the property is a Kohls Department Store to the west is commercial buildings Walgreens, APG Federal Credit Union and to the south is the recreational fields of an elementary school and also Forest Hill Rec Complex. That pretty much frames what the environment is around us. Entrance will obviously be from MD State Highway 24/Rock Spring Road. The entrance to the property is expected to be a full turn maneuver assuming that there is already an existing turn lane in MD Route 24. Alignment of our entrance to the property is directly opposite of Maurice Drive to give us nice concentric intersection. Stormwater Management will be to the south of the property in the back. The proposed lease on this area and we met with Chairman Davenport prior to this we refer to it as a skilled care facility, nursing home

and urgent care. Right now one of the most unusual parts of this design is that under the parking code there are 86 total parking spaces that are required. We have 162. Obviously, Lorien has been doing this for a long time. They have included excess impervious areas which are shown on the plan. The property currently received DAC approval back in April of 07. At that time it was for a shopping center ICSC. The plat was recorded at the time. The plat referenced was 130-15 obviously with our design stormwater easements and other items we will need to come back and revise the plat at that time.

### **Emergency Services - Robin Wales**

Department of Emergency Services is requesting the buildings be properly marked, display 10"-12" address numbers and letters or a size that can be clearly visible from Rock Spring Road (MD 24).

### **Volunteer Fire and EMS – Robin Wales reported for Bill Snyder**

For all buildings or altered buildings with an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box must be installed per NFPA 1, Part III, 306. Both buildings will require a Knox Box. They shall be keyed for the Bel Air Volunteer Fire Company: 410.638.3300.

A covered, ambulance load/un-load area should be constructed similar to the Lorien of Bel Air Property. Please contact below information for exact needed dimensions.

Hydrant locations on the property need to be decided upon in conjunction with the Chief of the Bel Air Fire Department. Please contact the below information during this phase in design.

Area between rear access road and the building should remain "tree-free" to allow full fire department access in the rear. Planted trees in this area, would, over time, completely block-out fire department access to upper floors of the building.

### **Health Department – Len Walinski**

The Harford County Health Department has extended its approval for the above-referenced site plan. The site is located on the west side of Rock Spring Road (MD Route 24), north of Osborne Parkway.

This plan proposes to construct a skilled care facility/nursing home and urgent care. The site will be serviced by public water and sewer.

Prior to approval of the building permit, the following will be required.

1. The owner/applicant must contact the Maryland Department of Health and Mental Hygiene (DHMH), Office of Health Care Quality for long term care at 410.402.8200 and assisted living at 410.402.8217 for licensing requirements.

2. The applicant needs to contact Lisa Kalama of the Harford County Health Department (HCHD), Division of Food Control at 410.877.2332 concerning Health Department's requirements for the food service facilities for this project.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

### **Water & Sewer – Daryl Ivins**

The following comments shall be included as conditions of Site Plan approval for the above-described project:

The site for this proposed project does not meet the Division of Water and Sewer's Design Guidelines objective of having a minimum water pressure of 28 psi during maximum day conditions. The expected range of pressures for this site is between 26 and 34 psi at the first floor elevation of 508'. The Division of Water and Sewer suggests that a privately owned water booster station be installed to increase the pressure to both the domestic and the fire service lines. If a booster station is required, it will likely be necessary to install the water meter and backflow preventer inside the building.

There is another public fire hydrant located near the eastern corner of the site. It must be shown on all subsequent series of the plan as well as the plan submitted with the Commercial Application.

Because of the proximity of the existing public fire hydrants, the Division of Water and Sewer suggests that the necessity of the on-site fire hydrant be re-evaluated to help minimize equipment costs and connection costs.

There is an existing water main air release valve and vault in the proposed entrance to the site. It is not likely that the top of the vault can be lowered. The existing top elevation of the vault must be maintained during the final design.

There is a 16 inch diameter water main which crosses the property. Any proposed grading over the main shall maintain a minimum of 3.5 feet of cover.

If another series of the plan is submitted, please label the on-site water lines as water lines not sewer lines.

The outfall pipes for the proposed storm drains which cross the existing sewer lines must have a minimum clearance of one foot from the existing sewer lines.

The headwall and the rip-rap outfall must be moved beyond the existing sewer easement on the final construction drawings.

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The stormwater management pond embankment may not be placed within the public utility easement in which the sanitary sewer is located. The final design of the pond may have to be shifted slightly to accomplish this.

The location of the stormwater management pond raises the elevation of the water table over the existing sewer line. The Division of Water and Sewer requests that the existing sewer line which traverses the property be lined to help control inflow and infiltration.

The Commercial Service Application Number 19831 must be added to the title block of the site plan submitted with the Application for approval.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water and Sewer New Connection Services at 410-638-3300 x1467 for additional information.

Trees may not be placed within the drainage and utility easements or the SHA road right-of-way within fifteen feet (15') of existing or proposed utilities. The Division of Water and Sewer must have an opportunity to review the landscaping plan before it is approved by the Department of Planning and Zoning, to verify that this condition has been met. Approval of the Commercial Application for this project will not be granted until the landscaping plan is acceptable to the Division of Water and Sewer.

Dudley Campbell – Daryl, thank you all of your comments will be addressed during the design phase.

**DPW – Engineering – Mike Rist**

The following comments are offered by the Division of Highways & Stormwater Management on the subdivision plan submitted: New Series Required – No

**Project – Lorien – Forest Hill**

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.



3. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.
4. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s).
6. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
7. A traffic impact analysis was submitted for the following intersections:
  - MD 24 & Jarrettsville Road
  - MD 23 & MD 23
  - MD 24 & Maurice Drive/Site Access
  - MD 24 & Osborne Parkway
  - MD 24 & Forest Valley Drive
  - MD 23 & Grafton Shop Road
  - MD 23 & Commerce Road
  - Osborne Parkway & Grafton Shop Road

**Sheriff's Office – Sgt Logsdon & Sgt Taylor**

No Comments.

**State Highway – Rich Zeller**

Thank you for the opportunity to review the preliminary site plan submittal for the proposed Lorien-Forest Hill development proposing to construct a skilled care facility/nursing home/urgent care on 5.38 acres on MD 24. The State Highway Administration (SHA) offers the following comments:

1. An access permit will be required to construct a commercial entrance and road improvements on MD 24 for this development. The SHA is currently reviewing the traffic impact study (TIS) prepared for this development and will forward our review comments to all interested parties when they become available. The SHA will defer specific comments regarding entrance and road improvements until our review of the TIS is completed.
2. The SHA has no objection to approval of the preliminary site plan provided all SHA requirements for entrance and road improvements are accurately reflected on the final plan.

If there are any questions, please contact Mr. Richard Zeller at 410.229.2332 or toll free (in Maryland only) at 1.866.998.0367 x2332 or by email [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us)

**Department of Planning and Zoning – Jennifer Wilson**

New Series Required – No

1. This site has a previously approved Site Plan (S06-181-3) for retail/service use, which has expired. Recorded plat 130-15 depicts forest conservation, stormwater management, and drainage & utility easements which shall be revised to accommodate the newly proposed design.
2. A Revised Forest Stand Delineation/Forest Conservation Plan have been reviewed and approved by the department. The planting proposed within the isolated non-tidal wetland and 25' buffer must be completed without the use of machinery.
3. A cost estimate must be submitted for the installation of any landscaping not being credited toward reforestation (foundation plantings, etc) prior to Site Plan approval. The required Bufferyard must also be shown on the revised plat and recorded in the Land Records of Harford County.
4. This plan proposes pervious structured paving to allow the number of parking spaces to exceed the maximum of 130%. The parking areas that will utilize pervious structured paving must be inspected by the Department of Planning and Zoning prior to approval of the Use and Occupancy Permit. The owner (s) of the lots must routinely maintain and inspect the pervious structured paving to ensure that it is functioning effectively.
5. The Department requests that architectural rendering be submitted for review and comment prior to building permit application. The renderings shall be in color and include a list of materials and finishes. The rear of the building shall be of a finished quality and consistent with the rest of the building.
6. Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity of brightness does not adversely affect the adjacent property.
7. This site is located within a Sensitive Species Project Review Area (SSPRA). Maryland Department of Natural Resources – Heritage Division has been contacted for any additional comments.
8. The site is located within a Tier II watershed. Attached is the Maryland Department of the Environment Project Review Checklist for your reference.
9. Planning & Zoning would like the opportunity to work with the developer to provide an access easement for a potential trail connection to the recreation complex adjacent to the site.

**Public Comments: Verbatim Transcript**

Chrissy Smith – We are curious of the bed count for the skilled nursing home and if they are planning on assisted living beds?

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Moe Davenport – Skilled Nursing Care we have 70 beds 25 employees on the largest shift. Nursing Home I have 60 beds, with 20 total employees largest shift.

Chrissy Smith – Is there a plan for assisted living then?

Moe Davenport – Are one of these broken down from the skilled nursing care/assisted living beds?

Dudley Campbell – No, it is not broken down.

Moe Davenport - Is there 70 in one building and 60 in another building?

Dudley Campbell - Yes, there is going to be a phasing of the project which has not been determined as yet. That will based more on economics at this time.

Chrissy Smith – So, this will be more like their Havre de Grace product?

Dudley Campbell – I'm not familiar with their product, just the engineering aspects of it. I'm not trying to evade your question I just don't know.

Chrissy Smith – Clarification on what they refer to as urgent care?

Dudley Campbell – Urgent Care as defined under the County Code is like any medical offices and the typical cliché is Doc in a Box.

Chrissy Smith – Ok, that is what I thought but I wasn't sure.

Meeting adjourned at 11:10 am.